006.0	0006	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	766,500 /	766,500
					USE VALUE:	766,500 /	766,500
					ASSESSED:	766,500 /	766,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61	-63	ORVIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BONANNO ROBERT E ETAL/ TRS
Owner 2:	61 ORVIS ROAD REALTY TRUST
Owner 3:	
Street 1:	61 ORVIS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BONANNO ROBERT E -
Owner 2:	BLACK ANN MARIE -
Street 1:	61 ORVIS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .127 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1928, having primarily Aluminum Exterior and 1979 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5531.000	294,400	3,400	468,700	766,500
Total Card	0.127	294,400	3,400	468,700	766,500
Total Parcel	0.127	294,400	3,400	468,700	766,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.36 | /Parcel: 387.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 5915
GIS Ref
GIS Ref
Insp Date 11/03/17

!622!

PREVIOUS ASSESSMENT

Parcel ID 006.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	294,400	3400	5,531.	468,700	766,500		Year end	12/23/2021
2021	101	FV	274,000	3400	5,531.	468,700	746,100		Year End Roll	12/10/2020
2020	101	FV	274,000	3400	5,531.	468,700	746,100	746,100	Year End Roll	12/18/2019
2019	101	FV	244,800	3400	5,531.	498,000	746,200	746,200	Year End Roll	1/3/2019
2018	101	FV	244,800	3400	5,531.	363,300	611,500	611,500	Year End Roll	12/20/2017
2017	101	FV	244,800	3400	5,531.	316,400	564,600	564,600	Year End Roll	1/3/2017
2016	101	FV	244,800	3400	5,531.	269,500	517,700	517,700	Year End	1/4/2016
2015	101	FV	217,300	3400	5,531.	263,700	484,400	484,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:46:22

LAST REV

Date	Time
01/16/20	08:59:57
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 622

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONANNO ROBERT	73756-537	1	12/3/2019	Convenience	99	No	No		
	20838-225		10/1/1990		235,000	No	No		Y

USER DEFINED

Prior Id # 1:	5915
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/21/1996	33		20,000					ADD BATH,WALL

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	Meas/Inspect	HS	Hanne S
1/30/2009	Meas/Inspect	189	PATRIOT
10/27/1999	Inspected	267	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	264	PATRIOT
8/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5531		Sq. Ft.	Site		0	80.	1.06	1									468,746						468,700	

Total AC/HA:	0.12697	Total SF/SM:	5531	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	468,746	Spl Credit		Total:	468,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	2	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.32541490
Const Adj.:	0.99683028
Adj $ / SQ:	132.121
Other Features:	110500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400009
Depreciation:	105602
Depreciated Total:	294406

COMMENTS

OF=XTRA SINK IN MBTH & SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

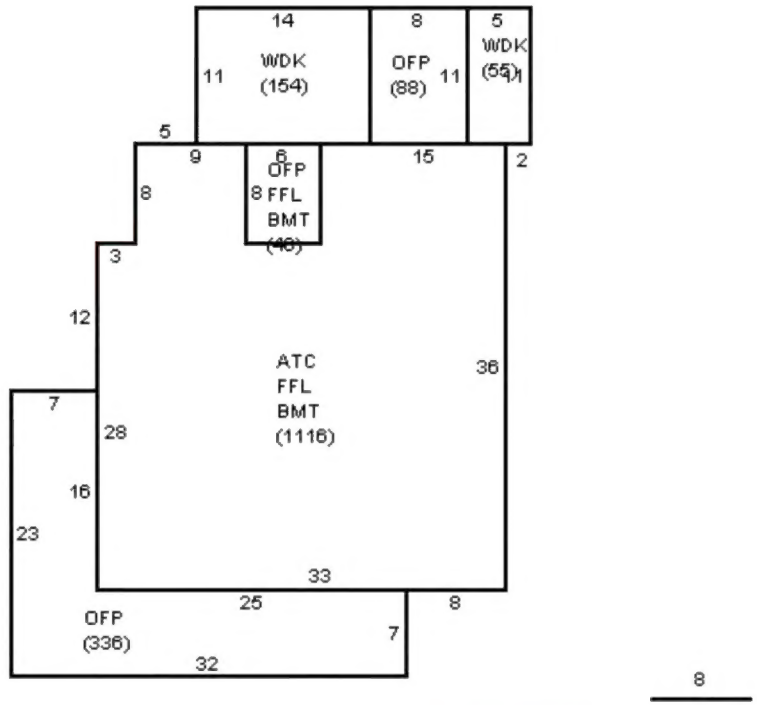
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	132.12
Special Features:	0	Val/Su Net:	86.59
Final Total:	294400	Val/Su SzAd	189.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,164	62.250	72,458
FFL	First Floor	1,164	132.120	153,789
OFP	Open Porch	472	19.930	9,408
ATC	Attic	391	132.120	51,607
WDK	Deck	209	10.750	2,247

Net Sketched Area:	3,400			Total:	289,509
Size Ad	1554.6000	Gross Area	4125	FinArea	1979

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

006.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1928	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400

IMAGE

AssessPro Patriot Properties, Inc